



24 Sheil View, East Calder

East Calder

Offers Over £230,000



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Nestled within the popular Calderwood development, this three-bedroom end-of-terrace home is a perfect blend of modern design and comfortable living in a family-friendly community. Built in 2015 by Persimmon Homes, 'The Newmore' has been lovingly maintained by its original owner. Additionally, offered chain-free, it's ready for new owners to move straight in.

The ground floor offers a spacious and welcoming layout, featuring a bright living room that leads seamlessly into the open-plan kitchen and dining area. French doors in the kitchen/dining room open directly onto the south/east-facing rear garden, creating a lovely flow between indoor and outdoor spaces—perfect for entertaining or simply enjoying a morning coffee in the sun. The kitchen itself is well-equipped, providing a functional and stylish space for family meals.

A convenient WC is located to the front of the property, and completes the ground floor accommodation.



Upstairs, there are three well proportioned bedrooms, two of which are generously sized doubles while the third bedroom is well-proportioned, making it perfect as a nurse's room, dressing room, or home office.

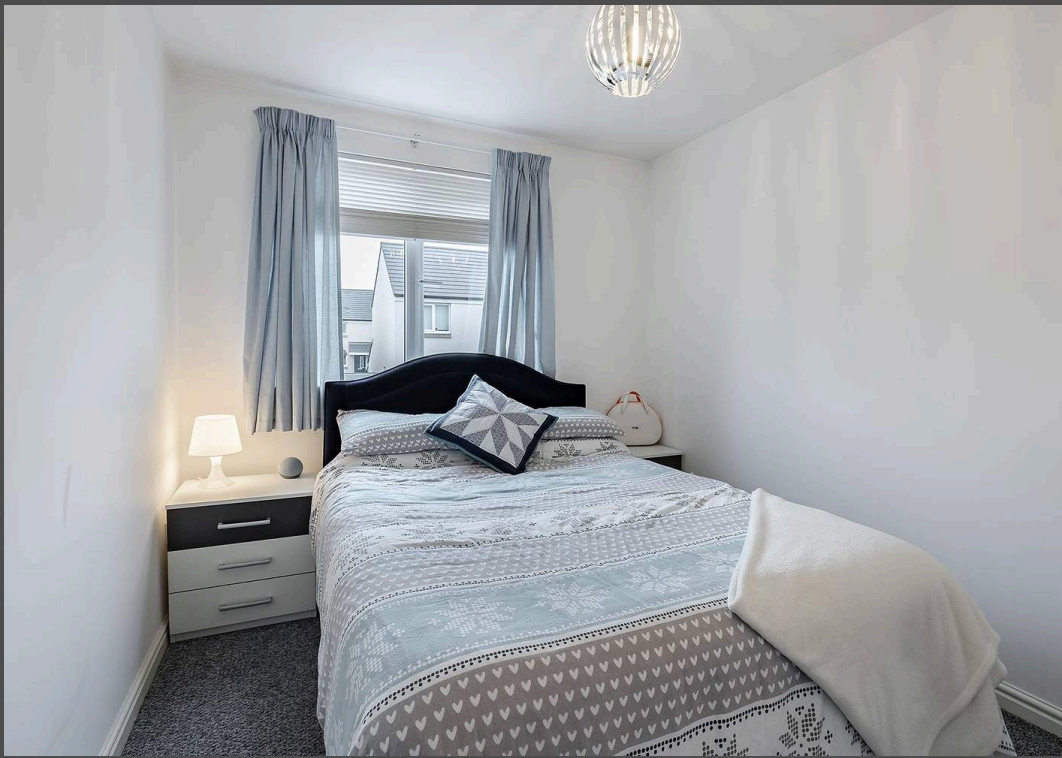
The principal bedroom currently hosts a king size bed, and boasts fitted wardrobes, providing additional storage, as well as an en-suite shower room for added convenience and privacy. The main bathroom is also thoughtfully designed, complete with a heated chrome towel rail and a shower over the bath.

The low-maintenance rear garden features stone chips and a patio area, ideal for enjoying the sunshine.

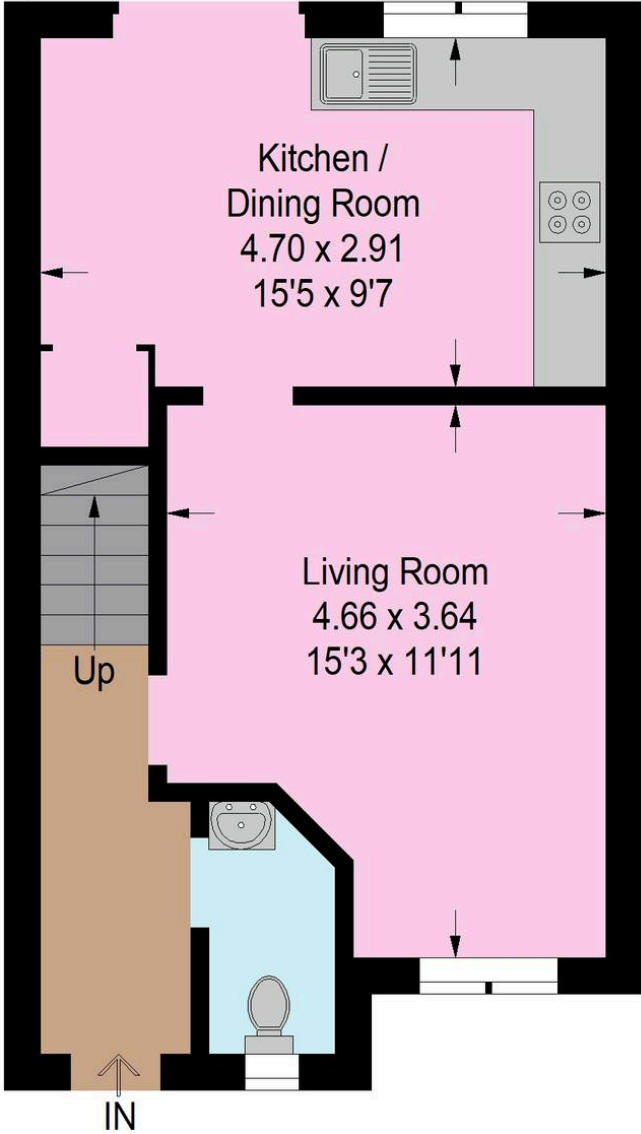
The current owner has added a powered outhouse, currently used as a home office, which can easily be adapted for various uses, such as a gym, studio, or playroom.

With off-street parking in a designated car park to the rear, this property combines style, practicality, and flexibility, making it an excellent opportunity to join a thriving, modern community.

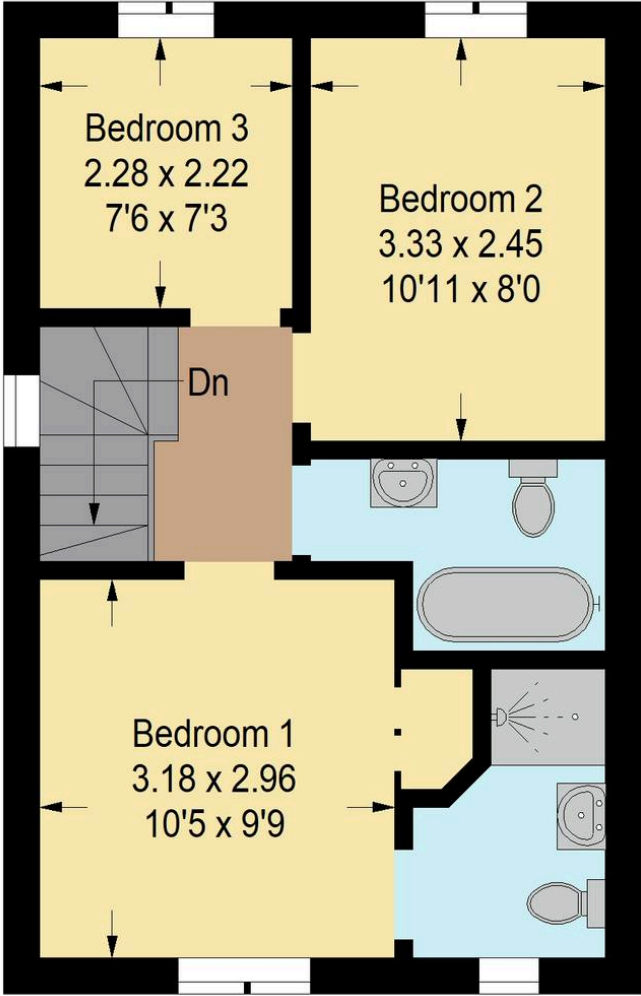




Approximate Gross Internal Area = 74.2 sq m / 799 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1141083 / Ref:89530)



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